

Project: Mixed Use Redevelopment
Washpit Mills

Document: Heritage Impact
Statement

Job No.: 3068

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Revision:

ONE17

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Introduction

This Heritage Impact Statement has been prepared to support a Listed Building Consent (LBC) application relating to alterations to the listed mill building identified as building 4 in Figure 2 below and the associated pre-1947 mill buildings on the site, part of the Washpit Mills former textile complex.

It should be read in conjunction with the accompanying full application documents and drawings. Any illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

A revised planning application is being made to redevelop the former Washpit Mills site to the south of Holmfirth. A first application lodged in late summer 2016 was dismissed on appeal for non-determination. The LBC application related to the main application was similarly dismissed.

A separate revised Design, Access and Planning Support Statement is available to be read in conjunction with the revised main application.

The listed mill building sits within the broader complex of mill buildings, which are a mix of single storey northlight and associated service buildings. We also comment on the impact of the proposals on surrounding buildings sitting as they do within the curtilage of the listed building and contributing to its setting as under the Planning (Listed Buildings and Conservation Areas) Act 1990 any building that pre-dates 1948 and can be associated with the principal listed building by use and ownership is considered to be listed as well.

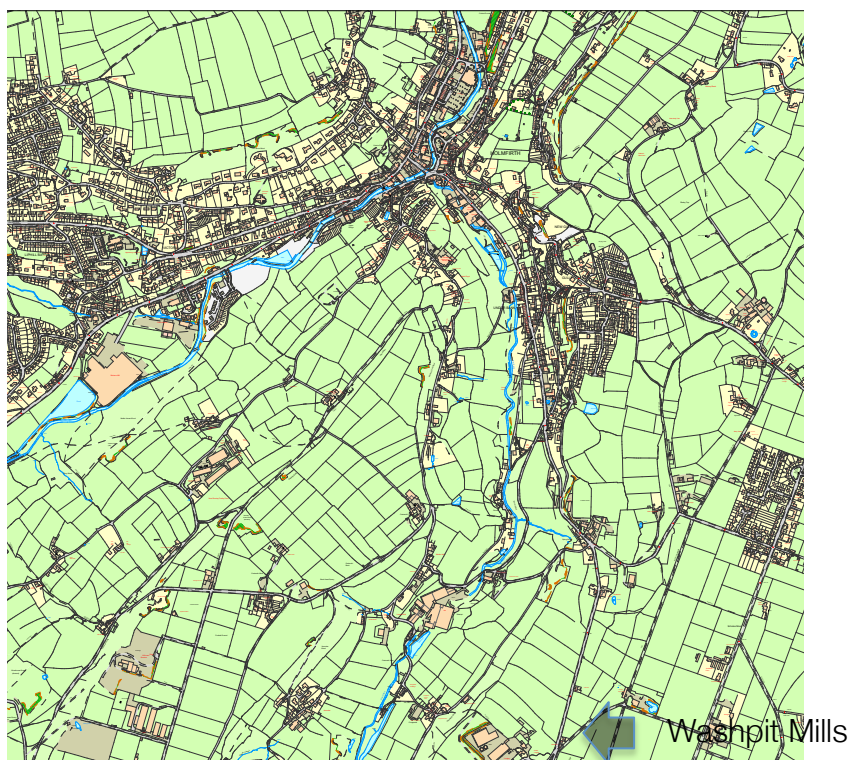


Figure 1: Location of Washpit Mills

Washpit Mills is located in the valley of the River Ribble which is a tributary of the River Holme. Washpit Mills lies approximately 1.5 km south of the town of Holmfirth, surrounded by fields, woodland and scattered mills, farmsteads and houses.

The site covers approximately 2 ha on both sides of the river, which has been culverted below the buildings. The mill, the listed building, is at the southern end of the complex of buildings, facing towards the millpond which occupies the south-west corner of the site.

The Grade 2 listed building is identified as Building 4 in Figure 2 below. Later buildings of lesser quality (predominantly single storey weaving sheds) have been built on to the listed building on its north and east sides. A full table describing all site buildings and their areas is given in the main Planning Support Statement. Please refer to this for details.

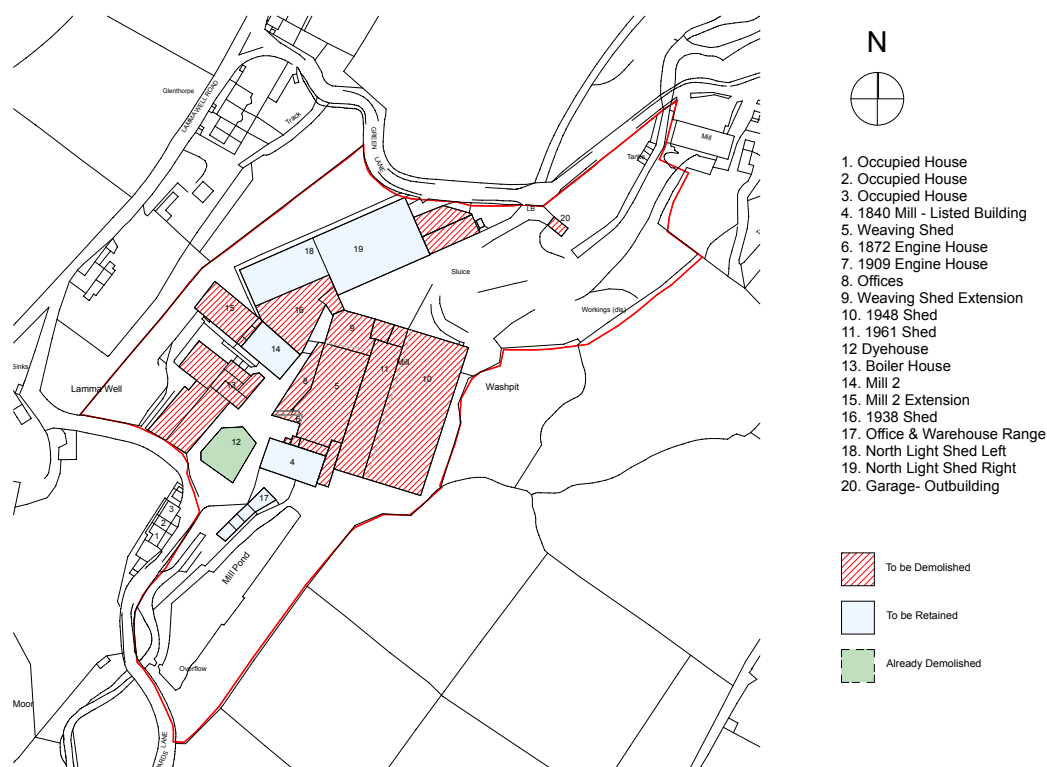


Figure 1: Listed Building location (No.4) within Washpit Mills

Assessment of Significance

The Building

The building, which dates from 1840, is the core around which the mill complex developed. Until relatively recently the complex was used for yarn production.

In common with other local textile mills of the period, the building is of simple rectangular form on plan with an offset stair tower on the north elevation. External walls are in local coursed stone. Windows are set in a simple regular pattern and the roof is pitched.

Archaeological studies suggest that the mill may originally have been water powered but no evidence of this is presently visible on site. There is also cartographic and archaeological evidence for an earlier building, probably also a woollen mill, on the same site.

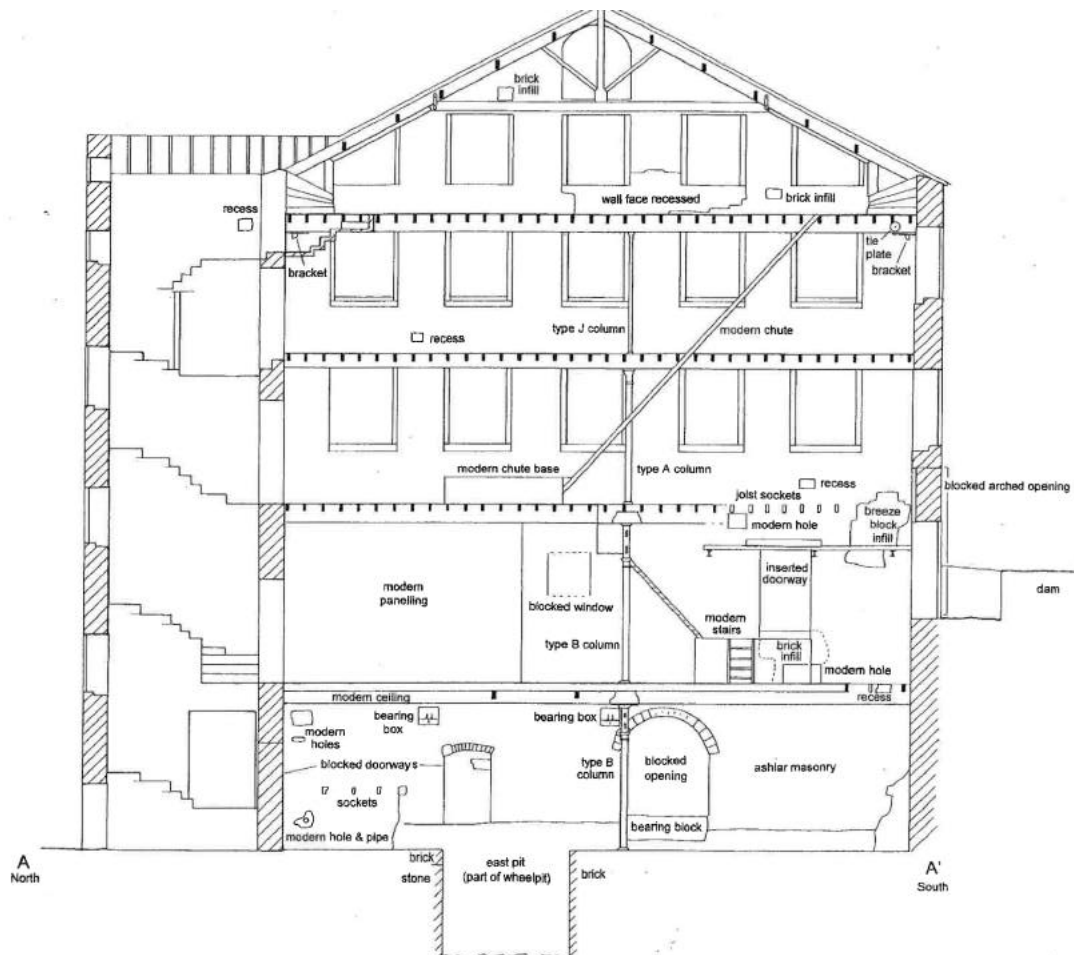


Figure 3: Cross-section of the mill by Mr Stephen Haigh in 1999.

The building presently appears as a two to three storey structure from the outside. In July 1999 when a detailed archaeological building recording exercise was undertaken by Mr Stephen Haigh, Buildings Archaeologist of Otley (see separate document) the building had five floors (the uppermost floor being within the pitched roof space) and was described as being in a dilapidated condition having been disused for a number of years, with several roof timbers having failed and movement being evident in the east gable.

Following that recording exercise the roof has been lowered, giving the appearance of a three-storey building, but in fact there are now only two floors internally, with the original internal structure having been removed and replaced with a steel frame and concrete floors. This permitted the refitting of the building with new equipment, bringing it back into use as part of the complex. Various windows and doorways have also been blocked up although the outlines of the original openings can still be seen.

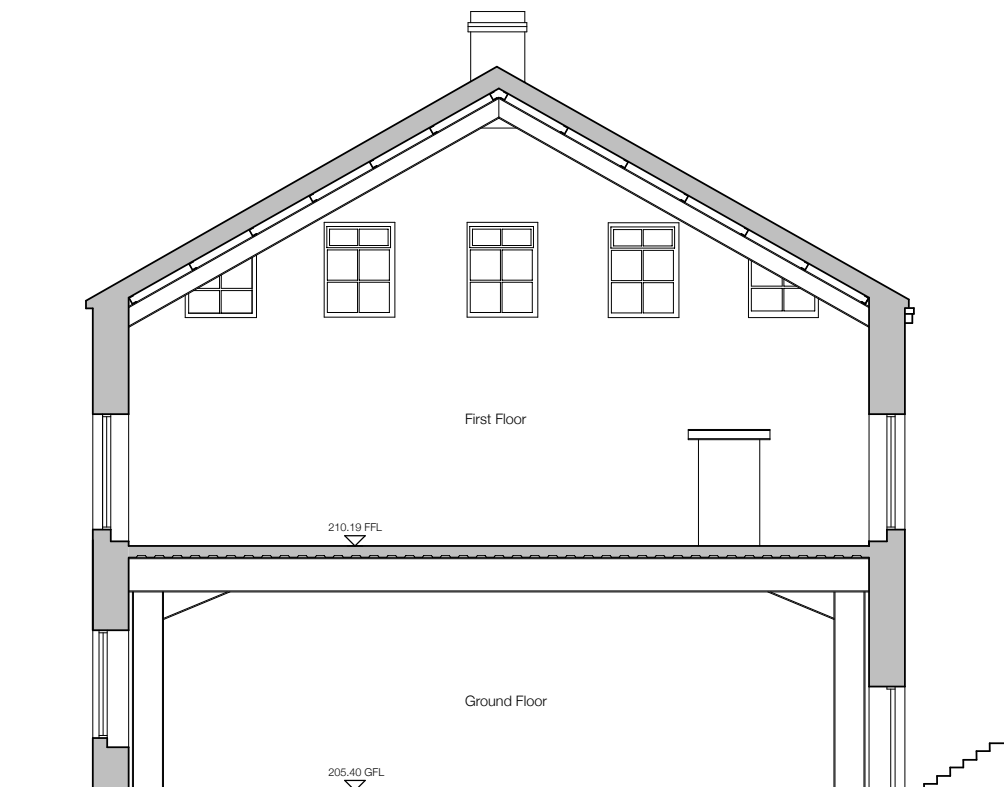


Figure 2: Cross-section of mill at present (cf Figure 3)



Figure 3: Original internal structure removed and new steel frame inserted



Figure 4: Machinery installed on the upper floor. The replaced roof structure can be seen.

From certain standpoints these actions might be seen as amounting to archaeological vandalism, although it did result in the building being brought back into productive use for a period.

Externally the building has suffered little more than benign neglect following the radical surgery as can be seen from the photographs below.

At the time of the detailed recording of 1999 Mr Haigh described the building as "*a good example of an early water-powered woollen mill of the early 19th century, which has undergone a number of changes over time which illustrate technical developments taking place in the textile industry through the 19th and 20th centuries.*"

Thanks to the extensive work undertaken subsequent to the 1999 recording and the fact that the complex is now redundant as far as textile use is concerned, the building could be said to continue to illustrate developments that have taken place in the textile industry although there is now little left apart from a truncated shell.



. Figure 5: Mill as existing 1



Figure 6: Mill as existing 2

The Setting

In common with many other textile mills originally powered by water, the location of the building adjacent to a water source and mill pond defines the setting. The relationship between building and pond is maintained at Washpit, despite the direct connexion having been severed a long time ago. It remains nonetheless typical of many of the valley textile mills.

Again in common with many of the valley textile mills, technical developments in machinery led to a preference for single storey buildings housing larger, heavier machines where all processes could be undertaken without the need to transfer material through different floor levels. This gave rise to the land-hungry single storey weaving sheds, often with northlight sawtooth roofs, similar to those added on to the listed mill at Washpit. These single storey buildings were nowhere near as adaptable to other uses as the earlier original multi level buildings. This is the case here and these buildings are beyond a viable use. Those buildings that are adaptable and of historic importance have been retained and a new viable use found.,

The relatively rural setting is also not untypical, although the creeping accretion of later buildings referred to above, generally of a lesser quality than the original, erodes the value of the setting. The later buildings mask the form of the original, often dwarfing it and reducing its status within the site.

If the setting can be returned to something closer to its original, permitting the mill to stand alone and read as a discrete building as it would originally have been seen, then this would be to the general benefit of the heritage asset.



Figure 7: extensive later industrial development behind the listed building



Figure 8: View down the mill pond towards the listed building



Figure 9: General view of haphazard site development with gable of listed building at rear right plus curtilage listed buildings with beautiful countryside beyond

Listing Text

Name: WASH PIT MILL

List entry Number: 1134754

Location

WASH PIT MILL, CHOPPARDS LANE

The building may lie within the boundary of more than one authority.

County:

District: Kirklees

District Type: Metropolitan Authority

Parish: Holme Valley

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 04-Nov-1991

Date of most recent amendment: 22-Nov-1994

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 340676

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SE 10 NW 4/10000

Choppards, CHOPPARDS LANE, Wash Pit Mill

(Formerly listed as Wash Pit Mill, CHOPPARDS LANE, Wooldale)

04/11/91

II

Textile Mill c1840. Hammer dressed stone, stone slate roof. 4 1/2 storeys. 5-bay gable fronted, 7 bay returns. All windows have thin ashlar flush sills and lintels, 6 paned timber glazing, top casement. Coped gable with kneelers, west gable has chimney. Arched window in gable apex. Outer bay windows of attic storey have window lintels aligned to the roof pitch, an unusual feature.

Taking-in door in 5 bay to first 3 floors only. Custom glazed rooflights set close to ridge, 3 each side. Interior: timber floored with joists and spine beams supported by cast iron columns with ring caps. Stone cantilevered semi- spiral stair rises to attic on north side, lit by small lunette at attic level. 7 bay softwood fish-bone king-post roof with tie- beam at collar level. Principal rafters support 5 purlins each side and are morticed into main spine beam which acts as lower tie-beam and supports attic floor. Built off the floor at eaves edge are unusual tumbled wedges which support vertical post to principal with notched joint. The wedges are bolted through to the spine-beam/tie-beam.

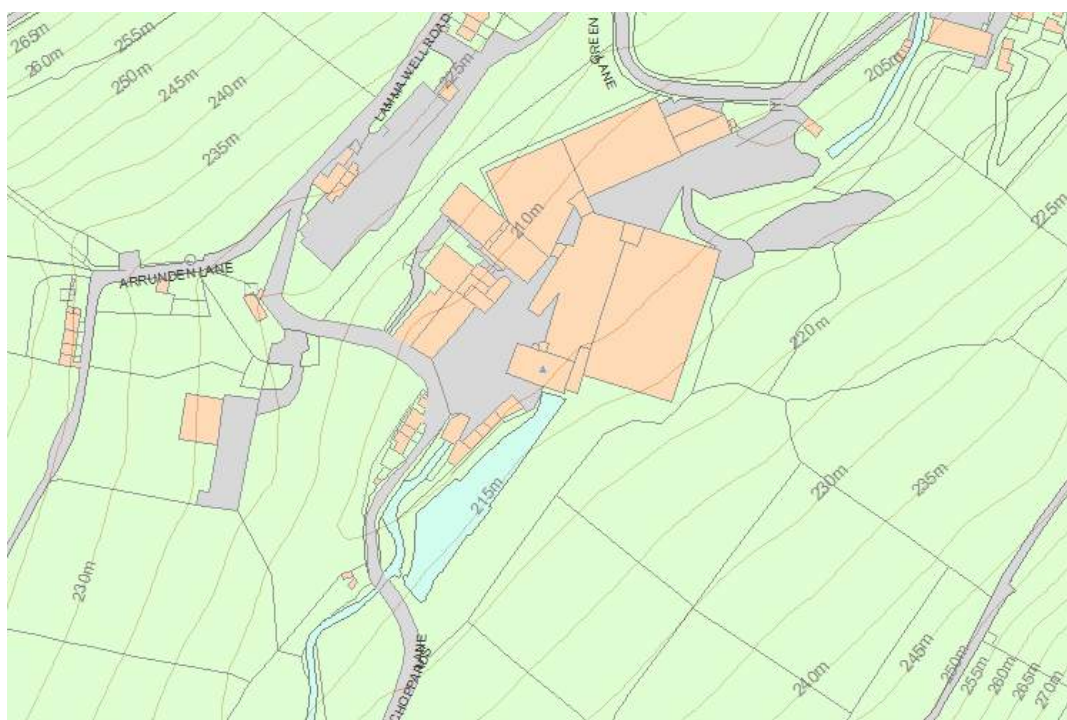
Listing NGR: SE1423306670

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE1423306670

Map



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The above map is for quick reference purposes only and may not be to scale.

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Impact Assessment and Purpose of the Application

The proposal scheme seeks the redevelopment of the Washpit Mills complex as a mixed use site including residential, offices, workshops etc. The listed building is proposed as a gymnasium for site users (residents and workers). The main gymnasium facilities would be on the existing upper floor, with changing etc on the ground floor. Such a scheme would involve minimal alteration to the structure as it presently exists.

As a result of the extensive work that has been undertaken over the years, much of the original fabric of the listed building has been lost. The proposal scheme will avoid further loss. New internal walls (lower floor only) will be of timber frame or metal firing construction that will touch lightly on the remaining fabric. The listed building, thanks to the abuse it has suffered over generations, is effectively a shell; the upside of this is that the proposed new use (and the construction and services installations involved) need not affect this shell, retaining it to be read and appreciated by a new audience that will have greater access than previously.

The proposal scheme will, through the removal of much of the later poorer quality attached industrial buildings, open up the setting of the listed building. The original relationship between mill and millpond will be strengthened and the remaining original building fabric generally refurbished.

Although the proposed use is much removed from the original purpose of the building, the original form of the building will be clearly evident and anyone with an understanding of the history of the site will be able to see how it will have formed the start of a textile development in this location typical of so many constructed in the valley during the 19th century. It is an excellent illustration of the ability of simple, robust, repetitive building forms constructed in durable local materials to adapt to new uses as changing circumstances demand.

On completion the listed building will be closer to its original form than it has for some time although it must be acknowledged that the alterations it has suffered over many years mean it will not be restored to 'original' condition. It will however be far more in evidence as a legacy of the textile history of the area in a better condition, and available to view by many more people, than it has been for a number of years.

Ultimately the wider scheme seeks to adapt the site, important for its history, to new uses for the 21st century through judicious retention and improvement of some of the buildings and careful removal of others to be replaced by new construction sympathetic to the setting whilst providing accommodation of a standard appropriate to the present day and the need for careful husbandry of natural resources. The listed mill's importance is acknowledged and reinforced by the way it is treated within the overall scheme.